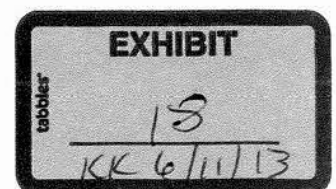


EXHIBIT 32

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10.17 AM.

CLIFFORD
CHANCE

CLIFFORD CHANCE LLP

DATED ~~20 DECEMBER~~ 2010

- (1) HQCB INVESTMENTS LIMITED
- (2) JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
- (3) CANARY WHARF HOLDINGS LIMITED
- (4) HERON QUAYS PROPERTIES LIMITED
- (5) CANARY WHARF MANAGEMENT LIMITED
- (6) CANARY WHARF INVESTMENTS LIMITED
- (7) CANARY WHARF LIMITED
- (8) HERON QUAYS (HQ2) T1 LIMITED AND HERON QUAYS (HQ2) T2 LIMITED
AND HQCB PROPERTIES (HQ2) LIMITED
- (9) CANARY WHARF CONTRACTORS LIMITED

AGREEMENT
RELATING TO
THE GRANT OF A LEASE OF 25 BANK STREET, CANARY
WHARF, LONDON E14 5LE

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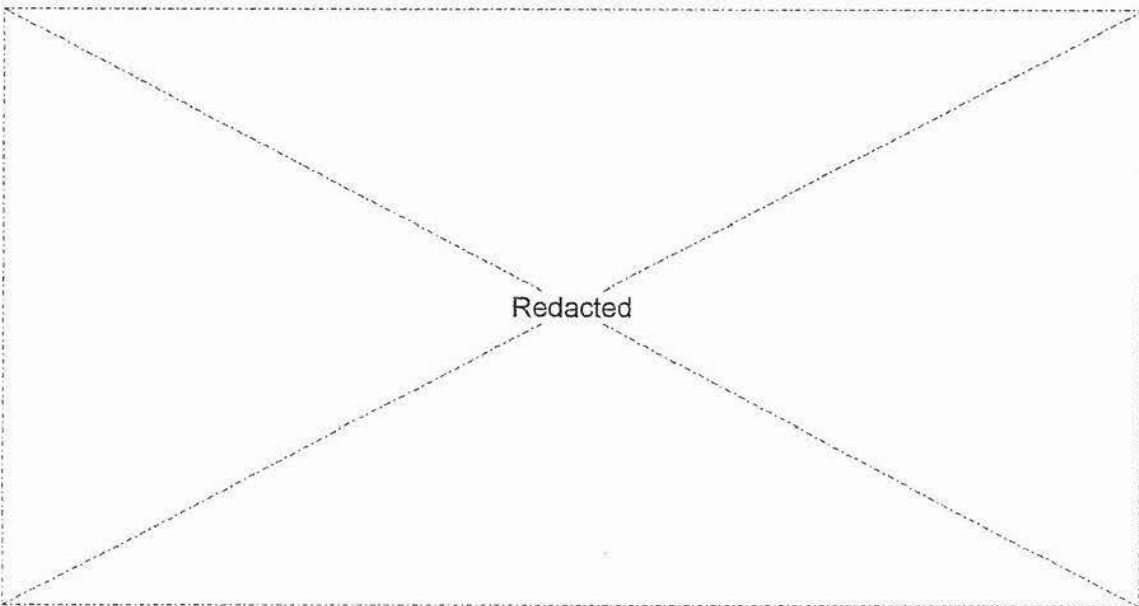
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4. Agreed Form Defects Deed
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11. Form of Bailey Teswaine Limited reliance letter regarding Cabling Report.



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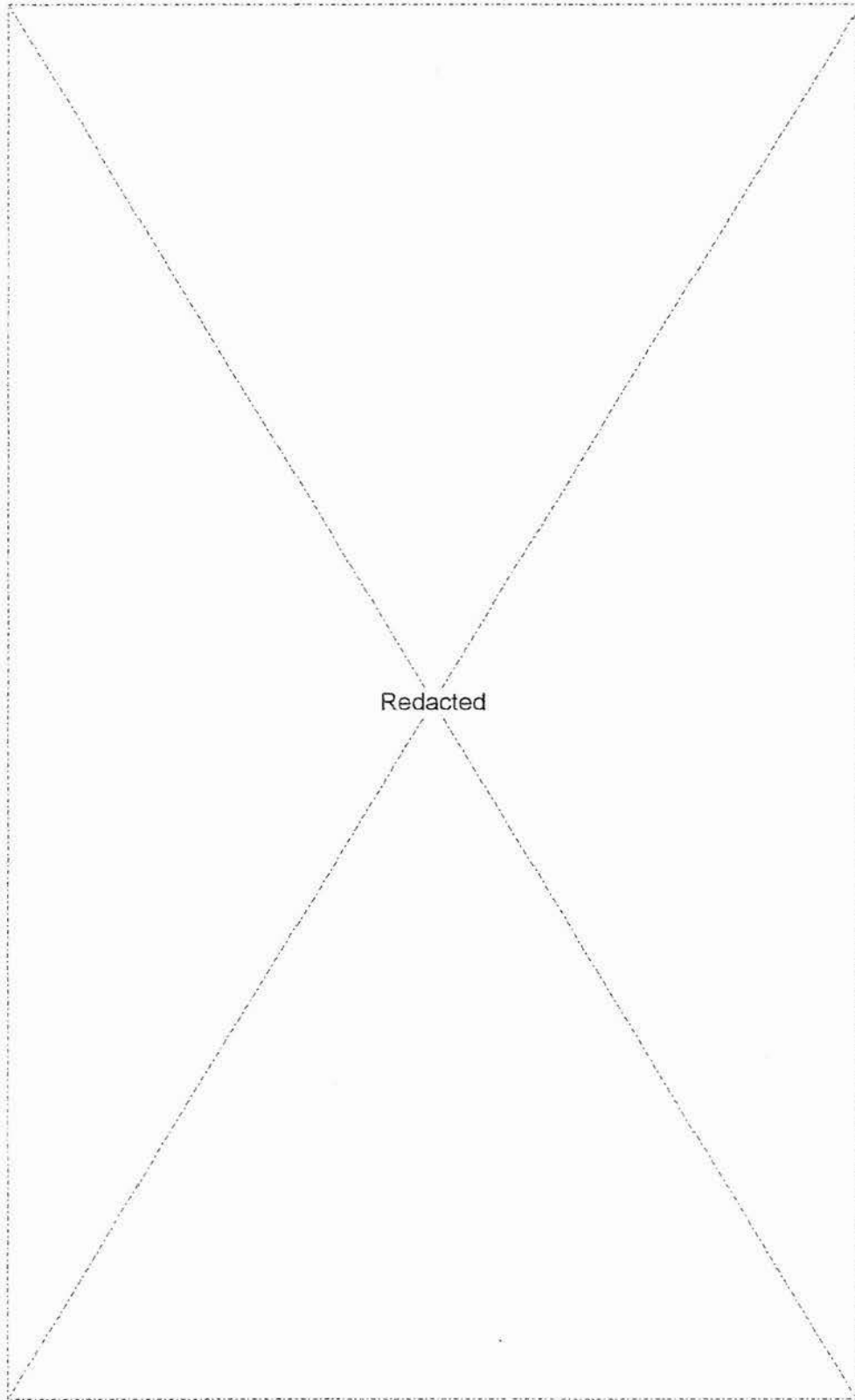
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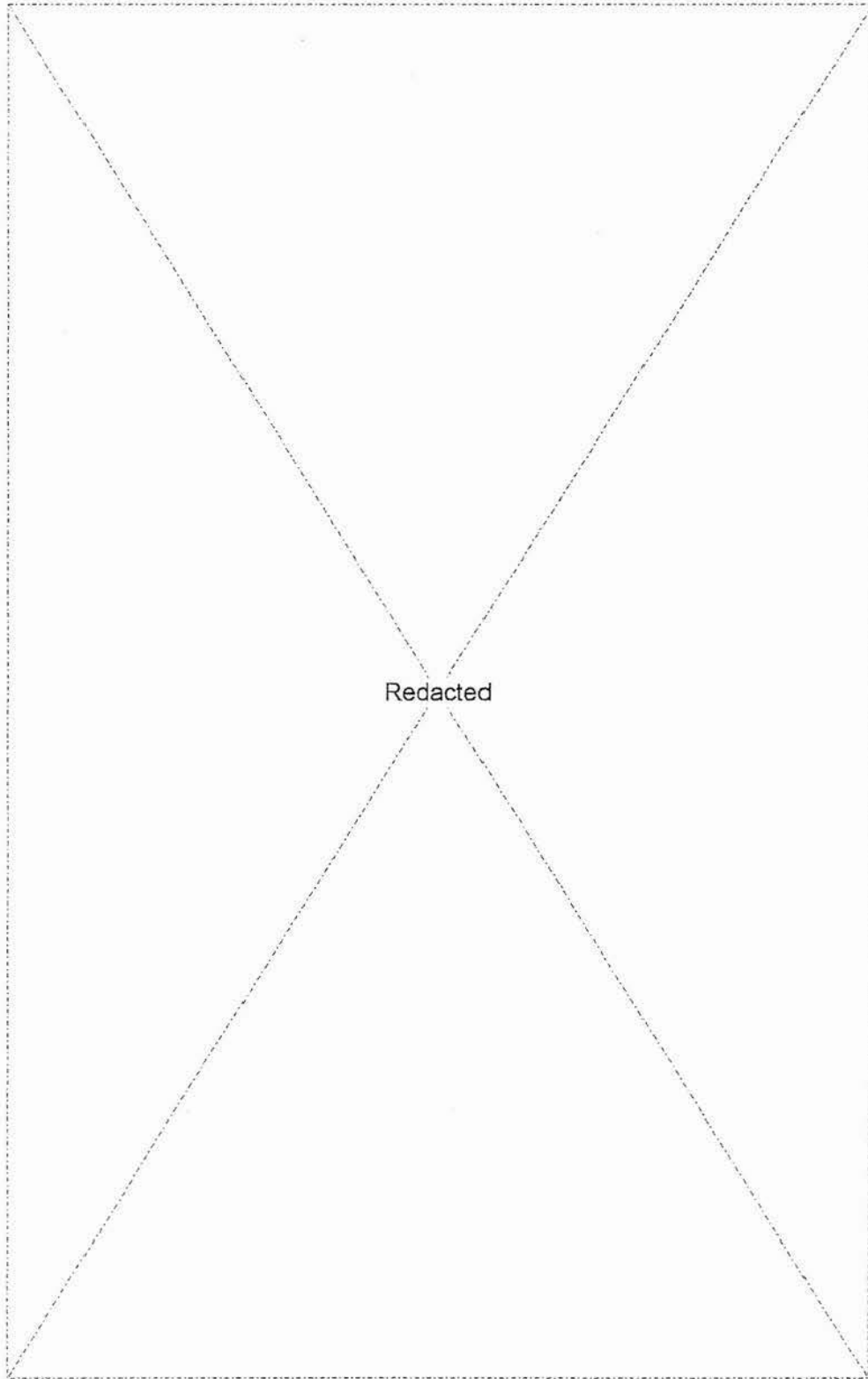
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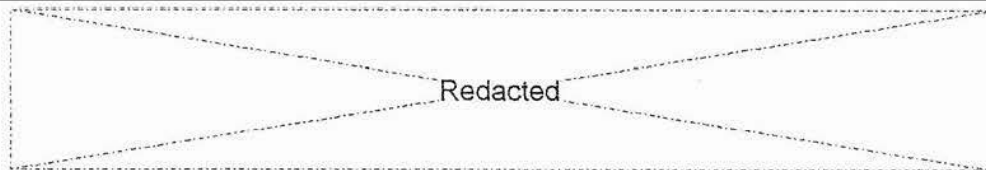
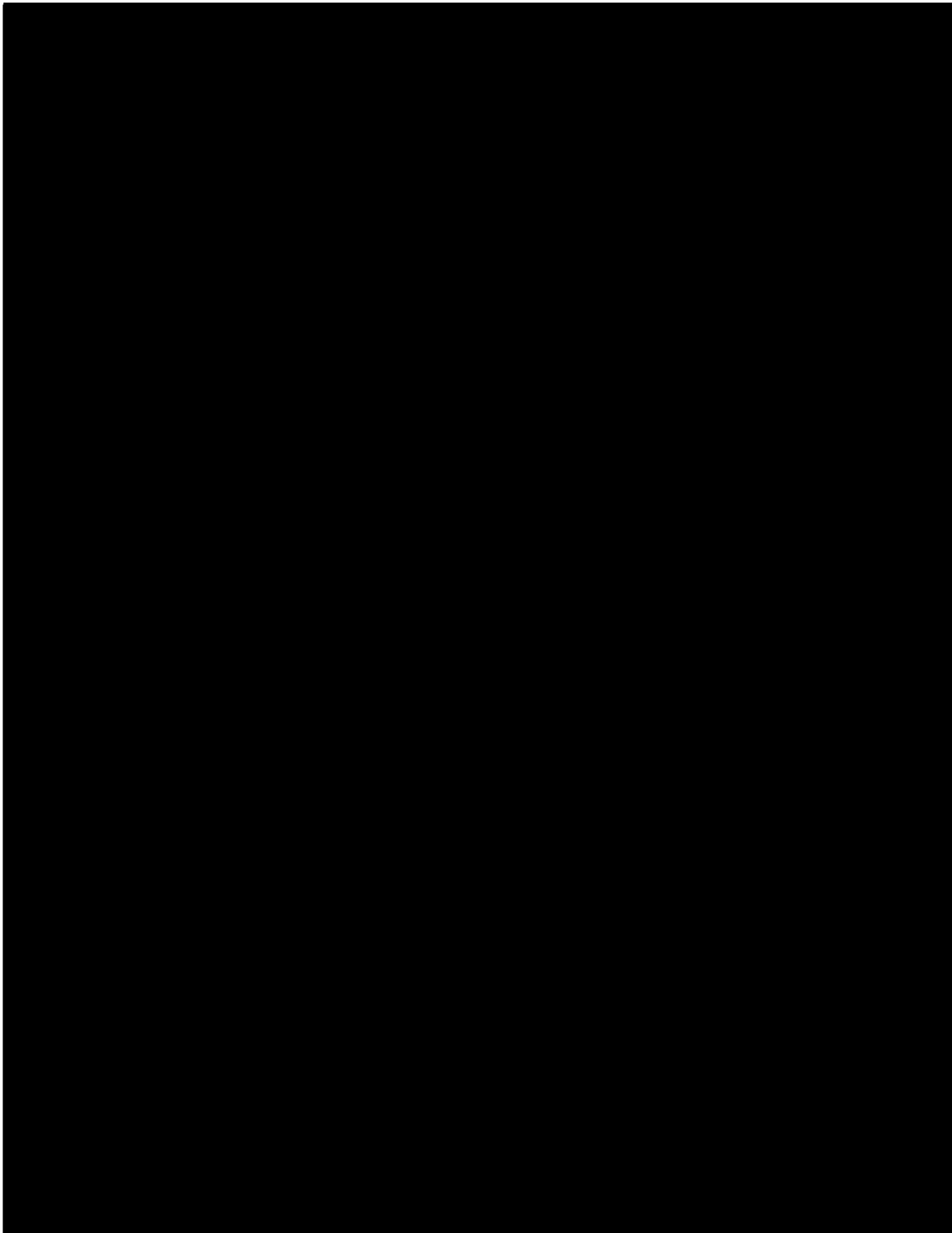
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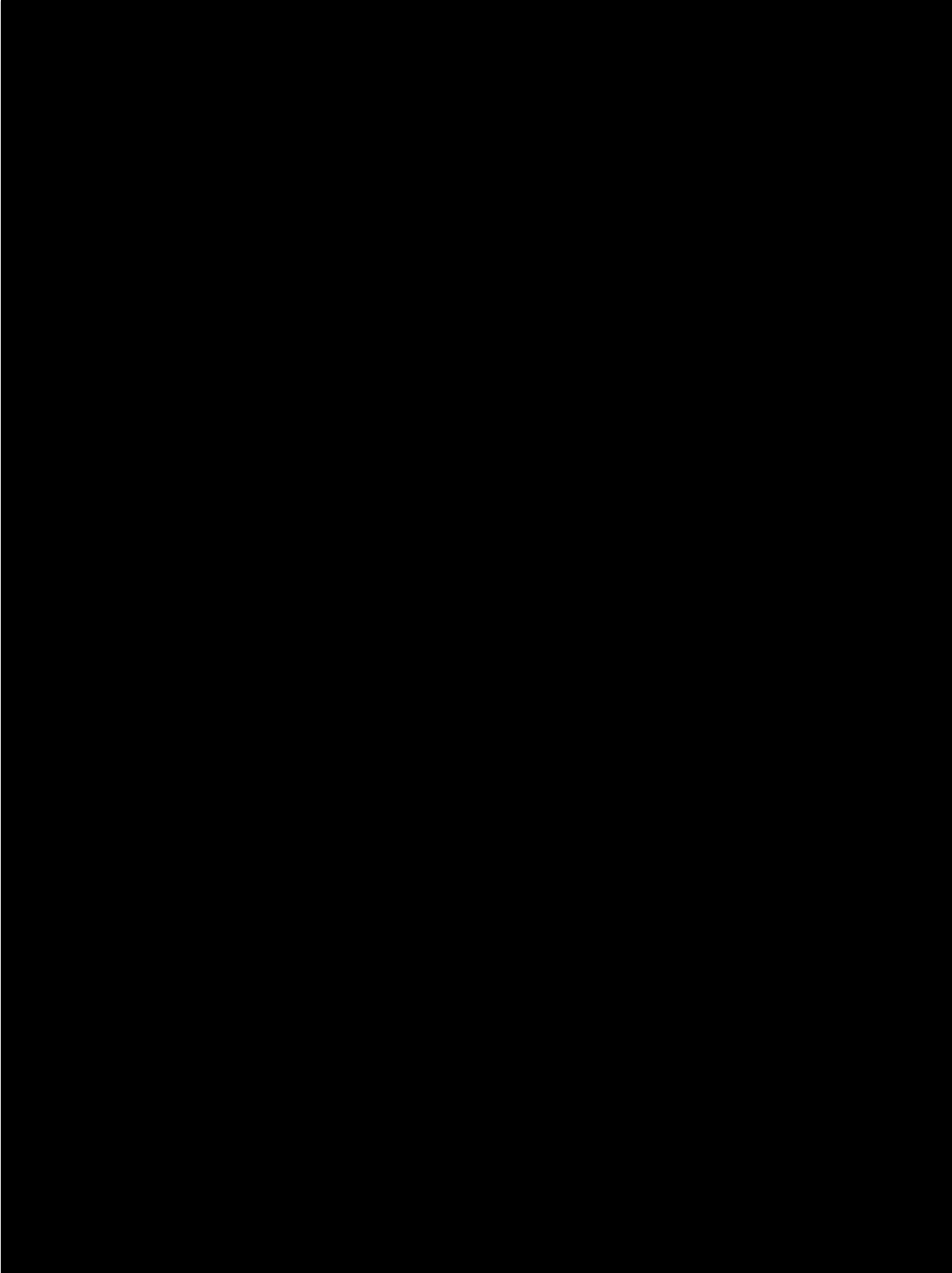
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